PB #90-25

DEVITT SUBDIVISION WITHDRAWN

SBL 9-1-33

_____DEVITT SUBDIVISION (3 LOTS) #90-25 _____ NORTH (SHAW)

CONTRACTOR WINDSOD	General R	eceipt	11363
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		may	1920
proving at When 10e	vett	\$	25,00
Liverty - five	e and o	0/100	DOLLARS
For Planning Boar	& applica	ation Hee	98-25
DISTRIBUTION CODE	AMOUNT	Pauline I.	TREVISEND
OK# 1298	25.00 By	Julius Comment	Co
		Town C	lerk
Williamson Law Book Co., Rochester, N. Y. 14469	<u> </u>	111	16

TOWN OF NEW WINDSOR	Genera	l Receipt	11362
555 Union Avenue		may	19 90
Received of Haulene	y. Town	isend, Town Clark,	1200.00
Levelne the	ndred a	and 60/100	DOLLARS
For John De Vot	£ #90-25	- Comm Subdu	vision_
DISTRIBUTION		11.	
FUND COD	- 27	By 41m	
CE-300	7200,00		
f:		Carlett	
Williamson Lew Book Co., Rechester, N. Y. 14669		Tit	e

OK# 1298	25.00	By / w	14.4110	Co
		Too	on Clerk	·
Williamson Law Sook Co., Rechester, N. Y. 14600		-	Title	
		· · · · · · · · · · · · · · · · · · ·		

TOWN OF NEW WINDSOR	General Receipt 11362
555 Union Avenue New Windsor, N. Y. 12550	may 4 1990
Received of Pauline	I Townsend townclares 1200.00
Levelue the	endred and 60/100 DOTLARS
For John De Vit	# #90-25 Comm Subdivision
DISABUTION	
FUND COD	By By
(CE#1300)	\$1200,00
,	A ATI
70	- Callada
Williamon Law Book Co., Rechester, N. Y. 14699	Title

P15/de 1630

PLANNING BOARD TOWN OF NEW WINDSOR

PAGE: 1

AS OF: 06/07/96

LISTING OF PLANNING BOARD FEES

ESCROW

FOR PROJECT NUMBER: 90-25

NAME: DEVITT SUBDIVISION (NORTH)

APPLICANT: DEVITT, JOHN, L.

DATE	DESCRIPTION	TRANS	AMTCHG	-AMT-PAID -	-BAL-DUE
05/03/90	3 COM. LOTS@400.00EA	PAID		1200.00	
06/06/96	P.B. ENGINEER FEE	CHG	192.00		
06/07/96	RET. TO APPLICANT	CHG	1008.00		
		TOTAL:	1200.00	1200.00	0.00

Please issue a check in the amount of \$1008.00 to

Devitto Nursery, Irc Rt. 32 Newburgh, N.Y. 12550



PLANNING BOARD TOWN OF NEW WINDSOR

AS OF: 06/11/96

LISTING OF PLANNING BOARD ACTIONS

PAGE: 1

STAGE:

STATUS [Open, Withd]

W [Disap, Appr]

FOR PROJECT NUMBER: 90-25

NAME: DEVITT SUBDIVISION (NORTH)

APPLICANT: DEVITT, JOHN, L.

--DATE-- MEETING-PURPOSE---- ACTION-TAKEN-----

06/11/96 APPLICATON WITHDRAWN WITHDRAWN

12/12/90 REQUEST FOR EXTENSION OF APPR. GRANTED SUB/TO KRIEG

05/09/90 P.B. APPEARANCE L.A./NEG.DEC

05/09/90 P.B. APPEARANCE (CON'T) WAIVE PUB. HEARING

05/09/90 P.B. APPEARANCE (CON'T) PRELIM APP.-SUB.TO

PLANNING BOARD TOWN OF NEW WINDSOR

AS OF: 05/09/90

LISTING OF PLANNING BOARD AGENCY APPROVALS

PAGE: 1

FOR PROJECT NUMBER: 90-25

NAME: DEVITT SUBDIVISION (NORTH)
APPLICANT: DEVITT, JOHN, L.

	ISS-DATE	AGENCY	RESP-DATE ACTION
ORIG	05/04/90	MUNICIPAL HIGHWAY	/ /
ORIG	05/04/90	MUNICIPAL WATER	05/08/90 APPROVED
ORIG	05/04/90	MUNICIPAL SEWER	/ /
ORIG	05/04/90	MUNICIPAL SANITARY	/ /
ORIG	05/04/90	MUNICIPAL FIRE	/ /
ORIG	05/04/90	PLANNING BOARD ENGINEER	/ /



Windsor Highway, Rt. 32, Newburgh, NY 12550 Telephone (914) 561-1968

May 10, 1996

Myra Mooon

Town of New Window Planking Board

555 Union ave

New Windon, N.Y. 12553

Dear myra

Pte This letter authorizes you to cancel the (subdivision)
preliminary site plan approved on properties on 111 Winds

highway .

PARCEL 1 - Section 9 BLK 1 Lot 33

PARCEL 1 - Section 9 BLK 1 Lot 28

90-24

Respectfully submitted

DEVITT'S SOUTH SUBDIVISION and DEVITT'S NORTH SUBDIVISION: 90-24 > 90-25

Gregory Shaw of Shaw Engineering came before the Board presenting the proposal.

the seminated set in

BY MR. SHAW: For the record, my name is Greg Shaw. I thought we'd do both simultaneously seeing that they abut one another. If I can back up six weeks. ago, we came before this Board with a parcel of land actually two parcels of land indicating on one map and it being proposed for subdividing into six lots. Your consulting engineers suggested and the Board concurred, that rather than submitting one application for two parcels of land for six lots that we submit two separate and distant applications, one for that parcel which totals 11.3 acres and another application for this parcel which totals 8.3 acres. Again, they are two separately deeded parcels of land at this point in time. Our proposal is to construct a shared right of way which is to the north on Windsor Highway which would come through the project in this fashion and this being a matched line with this piece of land and continue in a southerly direction and coming back to Windsor Highway.

BY MR. VANLEEUWEN: In other words, a U?

BY MR. SHAW: Correct, a U, it is an in and out, it is a shared right of way.

BY MR. VANLEEUWEN: It is not going to be deeded to the town?

BY MR. SHAW: It is not our intention to deed it to the town now or in the future.

BY MR. VANLEEUWEN: Why?

BY MR. SHAW: Why, at this point Mr. Devitt doesn't choose to.

BY MR. VANLEEUWEN: He wants to maintain it himself?

BY MR. SHAW: Yes.

CENTRAL PROPERTY OF STREET

BY MR. VANLEEUWEN: You have got a reason for that, Jack?

BY MR. DEVITT: What we are doing Hank, is building it to the town specifications. It is a question, the surface itself and everything is built to town specifications but at this point in time, I am not sure that it would become a town road so this is the reason we are doing this.

BY MR. VANLEEUWEN: Is that because you are proposing the shrubbery and so forth on the sides, is that mainly the problem?

BY MR. DEVITT: That is part of the problem.

BY MR. VANLEEUWEN: You gave me an idea what you wanted to do there.

BY MR. DEVITT: Yes.

BY MR. VANLEEUWEN: You are going to take 30 feet for the road and ten feet on the sides. What are you going to do, something like Washington Green has?

BY MR. DEVITT: Exactly, and this is where I know Washington Green has run into a problem because we are involved in the landscaping at Washington Green and it is a problem with the town as far as nursery stock being on the side of the road and we want, my intent on this is this is going to be well landscaped piece of property and it is going to look like a park.

BY MR. VANLEEUWEN: You are going to set a precedent now. Everybody else got to do it, too.

BY MR. DEVITT: I realize that, I had talked to Skippy on this and Skippy will not have anything to do as far as nursery stock or any maintenance to the side of the road and this is quite frankly what is prevailed on the decision on us not to be a town road.

BY MR. VANLEEUWEN: It is no big deal. It is allowed in the zone. There is no problem there.

BY MR. SHAW: It is correct, we are not required to

32

have street frontage for this particular zoning, this particular use.

BY MR. PAGANO: Since the decision has been made to maintain a private road, it will always be open for fire emergency vehicles?

BY MR. DEVITT: Definitely.

BY MR. PAGANO: Do we need anything in our books, maintenance agreement?

BY MR. VANLEEUWEN: As Jack sells off the property or whatever, you are going to do with it, and let's say you sell lot number three to XYZ corporation and even though it is your own corporation, you should have a maintenance agreement that they should help share in the road just in case there is ever a problem, you follow what I mean?

BY MR. DEVITT: Yes.

BY MR. SHAW: I would like to point out also while this parcel is presently zoned PI, we have made an application to the Town Board and we have met with the Town Board with respect to having this parcel, both parcels rezoned NC. At the present time, the PI zone holds and that subdivision is laid out in conformance with the PI zone, that requiring larger lot size, lot widths. With respect to the infrastructure for this project, water will be provided by the Town of New Windsor water system. Presently in place there is a ten inch water main, I believe, which goes through this shared right of way and terminates approximately in the location of this hydrant. It is our intention before the end of the year to extend that line and interconnect back on Windsor Highway on the west side of Windsor Highway.

BY MR. VANLEEUWEN: He has got to go underneath the highway to connect to the water because the water is on the righthand side.

BY MR. SHAW: Correct. With respect to sanitary sewers, this parcel is part of the Sewer District Number 24.

BY MR. EDSALL: 24.

BY MR. SHAW: Which is being designed by the town's consultants, so all lots will be serviced by municipal water and sewer systems. Where we sit with this project is that we have two applications before you, each for three lots, according to the Town of New Windsor subdivision regulations. I believe that is treated as a minor subdivision.

BY MR. VANLEEUWEN: Absolutely.

BY MR. SHAW: What we'd like the Board to consider tonight I am making an environmental determination under the State Environmental Quality Review Act in granting preliminary subdivision approval for each parcel, not final, preliminary, which will allow us to go out to the Health Department and get approval for the water system. At that point we would come back to this Board and clean up any loose ends and request final subdivision approval.

BY MR. VANLEEUWEN: You have to send it to the County to get an approval for the sewage and water.

BY MR. SHAW: For the point Mark made more than one hookup so we will have to go to the County for a water main extension approval.

BY MR. VANLEEUWEN: How long did you think that will take?

BY MR. SHAW: They are taking five to six weeks now to review, so you are looking at three months and again, Jack has hopes with respect to doing something on this parcel this year. So time is of the essence and again this is tied into his facilities which has experienced the fire earlier.

BY MR. VANLEEUWEN: I don't see a problem, you are looking for preliminary approval.

BY MR. SHAW: Preliminary approval on these applications.

BY MR. VANLEEUWEN: Did you get Mark's comments?

BY MR. SHAW: No.

BY MR. VANLEEUWEN: I will give them to you. Mark,

3.

do you see any problem?

BY MR. EDSALL: No, as a matter of fact, most of the comment sheets are nearly identical because the two subdivisions are so similar, they are both three lots, both served by water and sewer. One obviously the sewer district is being designed and the district has been approved by the state audit and control. We are in the process of finishing the design drawing and I am confident that we will be out to bid either this summer or towards the fall to get the sewer lines.

BY MR. VANLEEUWEN: George told me I was going to have sewer by November and if I don't, we got a problem.

BY MR. EDSALL: Did George tell anybody else?

BY MR. VANLEEUWEN: Yes, he told your boss.

BY MR. EDSALL: It is in good shape but in any case, the sewer is moving along and the water has to go to the County so I would recommend that you first take lead agency and decide if you need a public hearing and then consider preliminary.

BY MR. McCARVILLE: I make a motion that we take lead agency position.

BY MR. EDSALL: Let's do one application at a time.

BY MR. PAGANO: We are talking about application as indicated by number 6, Devitt's South Subdivision, 90-24 Devitt Minor Subdivision South that we take lead agency.

BY MR. VANLEEUWEN: I will second it.

ROLL CALL:

McCarville: Aye.
VanLeeuwen: Aye.
DuBaldi: Aye.
Soukup: Aye.
Pagano: Aye.

BY MR. McCARVILLE: I make a motion that we declare

May 9, 1990

3.77

negative declaration on the Devitt Subdivision South number 90-24.

BY MR. DUBALDI: I will second the motion.

ROLL CALL:

Dubaldi: Aye.
Soukup: Aye.
McCarville: Aye.
VanLeeuwen: Aye.
Pagano: Aye.

BY MR. McCARVILLE: I make a motion that we waive the public hearing on the Devitt South Subdivision number 90-24.

BY MR. VANLEEUWEN: I will second that.

ROLL CALL:

Soukup: Aye.

DuBaldi: Aye.

VanLeeuwen: Aye.

McCarville: Aye.

Pagano: Aye.

BY MR. EDSALL: Do you want to get preliminary approvals?

BY MR. SOUKUP: I have a problem with that. The maps on the board don't reflect the existing conditions on the tracks. There are buildings and structures and stock piles in the back that are not on there.

BY MR. VANLEEUWEN: Let's make it subject to that they have to be before he comes in next time.

BY MR. BABCOCK: It is a subdivision though.

BY MR. SOUKUP: I'd like to see where they are making, it is not a site plan though. The subdivision map has to reflect existing buildings, there is a whole complex on the back lot that is not on there.

BY MR. VANLEEUWEN: It is only preliminary. He can do it by the time the next meeting, before it goes to the County Board of Health. I suggest we make it subject to.

BY MR. EDSALL: Greg, do the buildings on the existing lot number --

BY MR. SHAW: That is on the Devitt Subdivision North, it is on lot 3.

BY MR. EDSALL: Do the building or building on lot 3, single building, comply with the zoning setbacks?

BY MR. SHAW: Yes, it does.

BY MR. EDSALL: Just a matter of showing those on the plan before it goes to County Health?

BY MR. SHAW: Yes, because parcel, if I can just interject, we submitted a site plan to this Planning Board and the showing the location of the building, this building was in compliance with the zoning of this parcel so yes, that building is in compliance with your zoning ordinance and if you want to make it a contingency of final approval, please do, but there is just one building.

BY MR. McCARVILLE: I make a motion that we approve the Devitt Subdivision South number 90-24 preliminary approval subject to the revised map showing proximity of location improvements on the site.

BY MR. SOUKUP: All of the resolutions that we have passed up until now deal with Devitt South. Are we pointing at the wrong map?

BY MR. EDSALL: Are there any buildings on the south then, leave that out.

BY MR. SOUKUP: Doesn't the lot in the back on south have a building on it?

BY MR. SHAW: No, it doesn't.

BY MR. SOUKUP: Where is the building on that end?

n nesamit

BY MR. SHAW: There is no building on south, there is only a building on north.

4. * A 3.7. * *

BY MR. SOUKUP: Isn't that there an old cold storage building?

BY MR. DEVITT: It is not on that property.

BY MR. VANLEEUWEN: That is different property.

BY MR. McCARVILLE: It is a different piece of property.

BY MR. SOUKUP: How close is it to the boundary line?

BY MR. DEVITT: It is close but not shown on the lot.

BY MR. SOUKUP: Is it shown on the map?

BY MR. SHAW: The building next door.

BY MR. VANLEEUWEN: Yes, it is shown up on lot number 3 north.

BY MR. PAGANO: We show a building that seems to straddle the property line.

BY MR. SHAW: Correct there is a portion of this one story building which is encroaching.

BY MR. EDSALL: South you don't need to make conditional because there is no buildings on the south.

BY MR. PAGANO: Motion has been made to approve as submitted subject to anything?

BY MR. McCARVILLE: I made the motion, right, very simply that we approve Devitt subdivision South number 90-24 subject to the revision of the map to reflect improvements upon that parcel and there are improvements in the form of fences and enclosed areas, etc. This is a preliminary approval.

BY MR. DUBALDI: I will second it.

ROLL CALL:

Dubaldi: Aye.
Soukup: No.
Pagano: Aye.
VanLeeuwen: Aye.
McCarville: Aye.

BY MR. SOUKUP: I don't know, I'd like to just for the record state that I believe that preliminary maps that we that do not show improvements that we know are there in the past we haven't approved them and I don't think we should be voting on them tonight either and my vote stays as no.

BY MR. VANLEEUWEN: It is only preliminary, he can get it on there, he has to get out on the Health Department, that is all.

BY MR. BABCOCK: Actually what are you saying subject to, is that he has got to put the stuff on before he gets preliminary stamp.

BY MR. SOUKUP: My vote will stay as no because the subject to's can't be related to if they create a problem you can't go back and do anything about them, so I have to vote no. The map that you approved wasn't in the south subdivision, it was the back lot on the north subdivision which we haven't even dealt with that that has a building and stockpiles on which are also not shown on the map and that is much more substantial development than what we just talked about.

BY MR. McCARVILLE: It is my intention to make the same set of motions for the north lot so I will start with the motion that we take lead agency on Devitt's North Subdivision 90-25.

BY MR. VANLEEUWEN: I will second that.

ROLL CALL:

McCarville: Aye.
VanLeeuwen: Aye.
Soukup: Aye.
Dubaldi: Aye.

Pagano:

Aye.

BY MR. McCARVILLE: I make a motion that we declare negative declaration for the Devitt's North Subdivision 90-25.

BY MR. VANLEEUWEN: I will second it.

ROLL CALL:

McCarville: Aye.
VanLeeuwen: Aye.
Dubaldi: Aye.
Soukup: Aye.
Pagano: Aye.

BY MR. McCARVILLE: I make a motion that we waive the public hearing on the Devitt's North Subdivision 90-25.

BY MR. VANLEEUWEN: I will second it.

ROLL CALL:

Soukup: Aye.
Dubaldi: Aye.
McCarville: Aye.
VanLeeuwen: Aye.
Pagano: Aye.

BY MR. McCARVILLE: I make a motion that we grant preliminary approval subject to revised map submitted showing all the improvements on the parcel for 90-25 Devitt's North.

BY MR. VANLEEUWEN: I will second it.

ROLL CALL:

McCarville: Aye.
VanLeeuwen: Aye.
Soukup: No.
Dubaldi: Aye.
Pagano: Aye.

BY MR. SHAW: To define improvements, buildings

without a doubt, they should be shown, stockpiles, rows of trees and shrubs, you want that?

BY MR. VANLEEUWEN: Copy the site plan that you have for lot 3 and just put it right on there so we have it on there because it is on there.

BY MR. SOUKUP: If it is an existing use of that parcel, it should be shown, stock piles, storage areas.

BY MR. VANLEEUWEN: He is right, that should be shown. We did a subject to.

BY MR. SHAW: We appreciate it and we are leaving. Thank you.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP., D.O.T., O.C.H., O.C.P., D.P.W., WATER, HIGHWAY, REVIEW FORM:

The maps and plans f	or the	Site Appro	oval	
Subdivision			as submit	ted by
f	or the	building o	or subdivisi	on of
DEVITT		·		has been
reviewed by me and is app	roved_			
disapproved		•		
If disapproved, plea	se lis	t reason		
•			•	
•				
		,		
		· ·		
		•		
		HIGHWAY SU	JPERINTENDEN	T
		•		· ·
		WATER SUPE	RINTENDENT	
			I PEGO	
		SANIPARY S	UPERINDENDE	NT
•		5-1	16-90 DATE	



MARY MCFMILLIPS County Executive Department of Planning & Development

124 Main Street
Gothon, New York 10724

[914] 294-5151

PRITER GAPRISON Commissioner
VINCENT HASSOND Deputy Commissione.

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT 239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Planning Bo	ard DP & D Reference	ce No. NWT 9-90N
		9 / 1 /28 & 33
Applicant John L. Devitt	Route 32	
Proposed Action: Non Residential Subdivision		
State, County, Inter-Municipal Basis for 239		ss to Route 32
Comments: The proposed subdivision is cons	istnent with the County	Comprehensive Plan.
The basically rectangular lots are easy	to work with.	
Related Reviews and Permits		
	•	
County Action: Local Determination	Disapproved	Approved XXXXXXX
-		
Approved subject to the following modificati	ous and/or conditions:	
		}
4/30/90		ME Jaursm
Date		Commissioner
MAY 1 - 1990 PO CC. M.E.		

3

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 16 May 1990

SUBJECT: Devitt Subdivision, North

PLANNING BOARD REFERENCE NUMBER: PB-90-25
DATED: 3 May 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-047

A review of the above referenced subject subdivision plan was conducted on 16 May 1990.

This subdivision is approved.

PLANS DATED: 30 April 1990

Robert F. Rodgers, CCA

Fire Inspector

RR:mr Att. BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, CANADA D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW FORM:

The maps and plans	for the Site Approval
Subdivision	as submitted by
Peter R. Hustis	for the building or subdivision of
De VITT Subdansion N	oeth has been
reviewed by me and is app	proved
disapproved	· · · · · · · · · · · · · · · · · · ·
If disapproved, plea	ase list reason
· · · · · · · · · · · · · · · · · · ·	
This property is not	Located within a Sewer District.
· · · \	n regarding moste disposal
	HIGHWAY SUPERINTENDENT
<u>.</u> -	•
	WATER SUPERINTENDENT
	SANTARY SUPERINTENDENT
	STEERING STEERING STATE
<u>.</u>	May 9, 1990
	(1)

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, D.O.T., O.C.H., O.C.P., D.P.W., SEWER, HIGHWAY, REVIEW FORM:

The maps and plans for	the Site Approval
Subdivision	as submitted by
	the building or subdivision of
Denth Jakoxinision	has been
reviewed by me and is approve	ed
disapproved	·
- If disapproved, please	list reason
There is no ?	problem with the second
Tap-	
	•
	HIGHWAY SUPERINTENDENT
	Star Day
	WATER SUPERINTENDENT
	SANITARY SUPERINTENDENT
	DATE

Planning Board Town of New Windsor 555 Union Avenue New Windsor, NY 12550 (This is a two-sided form)

	Date Received
	Action Date
	Fees Paid
	APPLICATION FOR SITE PLAN, SUBDIVISION PLAN, OR LOT LINE CHANGE APPROVAL
1.	Name of Project Devitt Subdivision North
2.	Name of Applicant John L. Devitt Phone 561-1938
	Address 334 Angola Road, Cornwall, New York 12518 (Street No. & Name) (Post Office) (State) (Zip)
3.	Owner of Record (SAME) Phone (SAME)
	Address (SAME) (Street No. & Name) (Post Office) (State) (Zip)
4.	Person Preparing PlanPeter R. Hustis, LLS Phone 831-0100
	Address 33 Henry Street, Beacon, New York 12508 (Street No. & Name) (Post Office) (State) (Zip)
	(Street No. & Name) (Fost Office) (State) (21p)
5.	Attorney J. Tad Seaman Phone 565-5200
	Address 542 Union Avenue, New Windsor, New York 12550
	(Street Nc. & Name) (Post Office) (State) (Zip)
6.	Person to be notified to represent applicant at Planning Board Meeting Gregory J. Shaw, P.E. Phone 561-3695
	(Name,
7.	Location: On the east side of NYS Rt. 32 (Street)
	4000 ⁺ feet northeast
	(Direction)
	of Union Avenue (Street)
	(Stiest)
8.	Acreage of Parcel 11.313 AC 9. Zoning District PI
10.	Tax Map Designation: Section 9 Block 1 Lot 33
11.	This application is for Minor Subdivision Approval.
-	The first of the section of the sect

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO
If so, list Case No. and Name N/A
13. List all contiguous holdings in the same ownership Section 9 Block 1 Lot(s) 36 and 28
Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.
IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more that five percent (5%) of any class of stock must be attached.
OWNER'S ENDORSEMENT (Completion required ONLY if applicable)
COUNTY OF ORANGE SS.:
STATE OF NEW YORK
John L. Devitt being duly sworn, deposes and says that he resides at 334 Angola Road, Cornwall
in the County of Orange and State of New York
and that he is (the owner in fee) of
(Official Title) the premises
described in the foregoing application and that he has authorized Gregory J. Shaw, P.E. to make the foregoing application for Special Use Approval as described herein.
I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.
Sworn before me this (Owner's Signature)
19490 (Applicant's Signature)
Many Mane (Applicant's Signature)
Notary Public (Title)

MARY C. MACRE
Notary Public, State of New York
No. 4890066
Qualified in Orange County
Commission Expires May 26, 1991

14-16-4 (2/87) Text 12	•
PROJECT I.D. NUMBER	

617.21 Appendix C

SEQR

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

TANT 1—FROSECT INFORMATION (TO BE COMPLETED BY APP	mount of Froject Sportset)	
1. APPLICANT /SPONSOR	2. PROJECT NAME	
John L. Devitt	Devitt Subdivision North	
3. PROJECT LOCATION:	Outawaya	
Municipality Town of New Windsor	County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent Project is located on the east side of NU Union Avenue.	YS Rt. 32 approximately 4000 northeast of	
5. IS PROPOSED ACTION: New		
8. DESCRIBE PROJECT BRIEFLY: Project is the subdivision of 11.313 AC int 80,000 SF or greater in size.	to 3 non-residential lots, each lot being	
7. AMOUNT OF LAND AFFECTED:		
Initially 11.313 acres Utilimately 11.313 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHE		
Project is in the PI (Planned Industrial) 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? Presidential Industrial Commercial Age Describe:	Zone.	
Zones in vicinity of project: PI (Planned	Industrial) and NC (Neighborhhood Commercial	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW O STATE OR LOCAL!? [] Yes		
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PI Yes No II yes, list agency name and permit/approval	ERMIT OR APPROVAL?	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMITIAPPRO	VAL REQUIRE MODIFICATION?	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Gracory J. Shaw, P.E. Signature: Cupring Julian	Dete: May 1, 1990	

if the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

RT II—ENVIRONMENTAL ASSESSMENT (To be completed by A DOES ACTION EXCEED ANY TYPE I THE SHOLD IN 6 NYCRR, PART 617.127		ocess and use the FULL EAF.
Yes No. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED	ACTIONS IN A NYCHR, PART 617	6? If No, a negative declaration
may be superseded by another involved agency.	Actions in a contract,)/ II 1991 - 1-9-11
Yes No	The same of the barrier of the barri	and steen of leathing
COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE C1. Existing air quality, surface or groundwater quality or quantity, noise if potential for erosion, drainage or flooding problems? Explain briefly:	FOLLOWING: (Anames may be married as a see is, existing traffic patterns, ac	indwritten, it regions; ilid waste production or dispose;
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural	il resources; or community or neigh	nborhood character? Explain briefly:
C3. Vegetation or fauna, fish, shelifish or wildlife species, significant habitate	s, or threatened or endangered spr	icles? Explain briefly:
in the second sea officially extended or a change in		
C4. A community's existing plans or goals as officially adopted, or a change in	Jae or intensity of USB Or Haire on U.	ier natural resourceer Express even,
C5. Growth, subsequent development, or related activities likely to be induced.	d by the proposed action? Explain	briefly.
•		
C8. Long term, short term, cumulative, or other effects not identified in C1-C5	/? Explain briefly.	
		: •
C7. Other impacts (including changes in use of either quantity or type of enc.	gyj? Explain briefly.	
. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTEN	MAL ADVERSE ENVIRONMENTAL	IMPACTS?
Yes No If Yes, explain briefly		
	·. ·	
RT III—DETERMINATION OF SIGNIFICANCE (To be completed	Acanad	
INSTRUCTIONS: For each adverse effect identified above, determine we Each effect should be assessed in connection with its (a) setting (i.e. irreversibility; (e) geographic scope; and (f) magnitude. If necessary, a explanations contain sufficient detail to show that all relevant advers	rhether it is substantial, large, in e. urban or rural); (b) probabili dd attachments or reference si	ity of occurring; (c) duration; (d upporting materials. Ensure that
Check this box if you have identified one or more potent occur. Then proceed directly to the FULL EAF and/or pre	pare a positive declaration.	
Check this box if you have determined, based on the i documentation, that the proposed action WILL NOT resu	ult in any significant adver	se environmental impacts
AND provide on attachments as necessary, the reasons s	supporting this determinate	M:
	lanning Board	on:
AND provide on attachments as necessary, the reasons a Town of New Windsor P: Name of Lead Age Carl E. Scheifer	lanning Board	on:
AND provide on attachments as necessary, the reasons a Town of New Windsor P. Name of Lead Age	lanning Board mcy Chairman	on:
Town of New Windsor P. Name of Lead Age Carl E. Scheifer Print or Type Name of Responsible Officer in Lead Agency	lanning Board mcy Chairman	sible Officer
AND provide on attachments as necessary, the reasons a Town of New Windsor P: Name of Lead Age Carl E. Scheifer	lanning Board mcy Chairman	sible Officer

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

DEVITT SUBDIVISION NORTH

I.			ems shall be submitted with a COMPLETED pplication Form.
	1.	X	_Environmental Assessment Statement
	*2.	<u> </u>	_Proxy Statement
	3.	x	_Application Fees
	4.	<u> </u>	_Completed Checklist
II.	Subo		hecklist items shall be incorporated on the t prior to consideration of being placed on ard Agenda.
	1.	<u> </u>	Name and address of Applicant.
	*2.	<u> </u>	Name and address of Owner.
	3.	<u> </u>	_Subdivision name and location.
	4.	. х -	_Tax Map Data (Section-Block-Lot).
	5.	<u> </u>	Location Map at a scale of 1" = 2,000 ft.
	6.	<u>X</u> -	_Zoning table showing what is required in the particular zone and what applicant is proposing.
	7.	N/A	_Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
	8.	x	_Date of plat preparation and/or date of any plat revisions.
	9.	X	_Scale the plat is drawn to and North Arrow.
	10.	<u> </u>	Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
	11.	X	_Surveyor's certification.
	12.	. X	Surveyor's seal and signature.

*If applicable.

	-	
13.	<u> </u>	_Name of adjoining owners.
14.	N/A	_Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
*15.	N/A	_Flood land boundaries.
16.	N/A	A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17.	X	_Final metes and bounds.
.18.	<u> </u>	Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19.	x	_Include existing or proposed easements.
20.	x	_Right-of-Way widths.
21.	<u>· X</u>	Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22.	X	Lot area (in square feet for each lot less than 2 acres).
23.	X	Number the lots including residual lot.
24.	N/A	Show any existing waterways.
*25.	<u> </u>	A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26.	x	_Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27.	X	Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28.	X	Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

29.	N/A	Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30.	N/A	Provide "septic" system design notes as required by the Town of New Windsor.
31.	X	Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32.	X	_Indicate percentage and direction of grade.
33.		_Indicate any reference to previous, i.e., _file map date, file map number and previous _lot number.
34.		Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35.	N/A	_Indicate location of street or area _lighting (if required).
of the Ap	plicant. Th	as a guide only and is for the convenience e Town of New Windsor Planning Board may tes or revisions prior to granting approval.
PREPARER'S ACKNOWLEDGEMENT:		
The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.		
		Licensed Professional Gregory J. Shaw, P.E.

Date: May 1, 1990

PROXY, STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

John L. Devitt	, c	eposes and says	that he
resides at 334 (Owner's Ad		11	·
in the County of	Orange .		
and State of Ne	w York	·	
and that he is the o	wner in fee of	Section 9 Block	1 Lot 33
•	_		
which is the premise	es described in t	he foregoing app	olication and
that he has authoriz	ed Gregory J. Shat	i, P.E.	
to make the foregoing	: ng application as	described there	ein.
Date: May 1, 1990	<u>.</u>	(Owner's Si	igneture)
		(Witness'	Signature